

HOA SOUTHERN WOODS, INC.

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Board of Directors Meeting #3

February 23, 2022

Taco Aranda

Members Present: Doug Dear, Mike McKie, Jim Weatherford, Ken Jowers, Charlie Koehn and John Judd. Cynthia Dear, admin. Recorded the minutes.

A quorum being present, the President called the meeting to order at 6:38 pm and moved to the items on the meeting agenda.

1. Paul Kaskie gave his proxy to John Judd. The Board of Directors recognized this.
2. The Board approved the BOD November 16, 2021 Meeting #2 Minutes, motioned to accept made by John Judd and seconded by Jim Weatherford and the BOD unanimously agreed.
3. Discussion of old business, Charlie Koehn has old plans of the Southern Woods Subdivision and plans to scan them for us. This was tabled due to Charlie not having access to a scanner.
4. Mike McKie gave an update on road signs. Mike is getting prices on signs. Google Maps will update our road to show as dead-end.
5. Entrance lighting has been completed and the Invoice should be around \$375.00.
6. Charlie Koehn gave a treasurer's report, \$1,000.00 in checking and \$30,989.24 in savings for a combined total of \$31,989.24.
7. The Board reviewed outstanding dues and Doug Dear will call to remind Owner's of outstanding dues. Mike McKie has proposed drafting a letter to Donovan Ludwig asking him to get current.
8. New business – Landscaping the entrance, Mike McKie proposed landscaping both sides the entrance with multi-colored river rock with 12 plants with a budget of \$4,000.00. A motion to accept this proposal was made by Ken Jowers, John Judd seconded and the Board unanimously agreed.
9. The Board discussed the need for Director's and Officer's insurance. Jim Weatherford made the motion to proceed to get the added coverage in place, Ken Jowers seconded and the Board unanimously agreed.
10. The Board discussed neighbor's concerns about the need for a light in the Cul-de-sac. The Board recommended that anyone concerned should install their own lighting on their property.
11. The Board reviewed the proposed budget for 2022.
12. A discussion on road maintenance was had and what the cost could be in the future. The need for possible dues increase or a large assessment fee for each lot. The discussion was tabled to be discussed at the Annual HOA Members meeting.
13. Doug Dear and Mike McKie gave an update on Non-compliant Property Owners.
14. Possible locations for the Annual HOA Members meeting were discussed. Jim Weatherford is checking into a possible location.
15. ACC – New activity – Clark Jackson update. The Board unanimously approved Paul Zain's request to build a shed.
16. John Judd moved to adjourn the BOD meeting, Mike McKie seconded and the Board unanimously agreed. The Board adjourned at 8:03 pm.